

WARREN VOLUNTARY HISTORIC DISTRICT COMMITTEE

Minutes of August 26, 2008 Meeting

Warren Town Hall, 2nd Floor

7:00 pm

www.wvhdc.org

Attendees: BG (Ret.) Richard J. Valente, Edward J. Theberge, John DaSilva, Janet O'Brien, Chris Fuller, Patricia Read and Eileen Collins

Location: Council Chambers, Warren Town Hall

1. Meeting called to order at 7:02 p.m.

2. New/Review Applicants

a. Harriet Lapointe

15 Hope Street, Warren, RI

Ms. Lapointe explained that she had amended her initial proposal, approved by

the WVHDC committee in March, as well as two subsequent proposals approved in July. Her

reasons included hiring a different contractor for the project and, in keeping with the home's

original character, adding a gable overhang and eyebrows to the exterior. The new

contractor, Q.H.I. Construction, would also replace the roof which had been part of the

March application. Ms. Lapointe thanked the committee for their recommendations and said she

“learned a lot” in following their suggestions.

However, upgrading the project meant she needed approval to spend more than initially

approved.

In answer to a question from Gen. Valente, Ms. Lapointe explained that because of higher costs,

her plan to paint the home’s exterior – one of two proposals submitted in July - was on hold.

Mr. Theberge noted that before the committee could vote on the new proposals and amounts,

those approved at the July meeting must be withdrawn.

At Ms. Lapointe’s request, the committee voted and unanimously passed the motion to withdraw

the July applications.

Mr. Theberge then made a motion to approve the two new proposals;

(1) for roofing using

30 year architectural roof shingles, removing existing skylight, installation of new lead flashing on

existing chimney, installation of drip edge to perimeter of roof, for \$12,500; and (2)

for carpentry work to consist of repairing wood shingles, installing eyebrow trims

and building two returns for \$5,355.

Ms. Collins seconded the motion which passed unanimously.

The committee also issued final approval to the invoice for \$1,825 for removal of the aluminum

siding which had been completed. The secretary was asked to submit the paperwork to

the Tax Assessor so that Ms. Lapointe could get tax credits on the amount.

3. Review of Minutes

The minutes of the July 9, 2008 special meeting were approved.

The minutes of the July 22, 2008 regular monthly meeting were approved with two amendments;

namely a spelling correction and the addition of a word in Paragraph Two under New/Review

Applicants.

4. Old Business

a. Financial Report

Mr. DaSilva reported that the new Fiscal Year had begun with a \$2,500 budget. Due

was \$200 for the July and August stipend for the secretary and \$90 for the quarterly maintenance of the Website.

b. Status Report

Tabled until next month.

c. Wharf Tavern Report

Mr. Theberge said he attended the Planning Board Meeting where proposed renovations to the

Wharf Tavern restaurant on Water Street were discussed.

According to Mr. Theberge, the proposal basically consisted of three sets of French doors to the

addition built in 1986 and “a small window for take-out.”

“The bulk of the meeting was about the Dumpster which is now behind

the picket fence,” he said. He added that the meeting ended without a decision as to where the

Dumpster would go.

He also commented that a walkway around the building which is a public right of way is in

disrepair. He said he believes the WVHDC should ask the Town to repair the right of way and the

decking. Mr. Theberge also said he would draft a letter to the Planning Board and the

Town Manager with recommendations and comments.

Mr. Theberge said he saw no problem with the Wharf’s renovation proposal.

d. Stockford application; 7 Union Street

Having received no information from Ms. Stockford regarding

replacement of windows, the

committee approved sending the paperwork for \$13,170 in other project costs previously approved to the Tax Assessor so that Ms. Stockford could obtain historic tax credits based on that amount.

e. Demolition Ordinance

At Mr. Theberge's request, the item was carried over to the next meeting.

f. Virginia Merolla; 23 Broad Street - receipt of photos and review.

The committee reviewed the "before" photographs of the windows at the Merolla property which

Ms. Merolla had forwarded at their request. Comments were made on the condition of

the house and Mr. Theberge asked the secretary to bring a copy of the manufacturer's info sheet regarding the windows to the next meeting.

5. New Business

No new business discussed.

6. Other

The committee briefly discussed the new building which will soon be under construction at the

Town Wharf. The building is scheduled to house offices on the second and third floors and a restaurant on the first floor.

Mr. Theberge said he would like more information on the plans and the materials to be used.

7. Adjournment

On a motion from Gen. Valente, seconded by Mr. Theberge, the meeting adjourned at 8:45 p.m.

The next meeting is Tuesday, September 23, at 7:00 P.M.